

Minutes of a special meeting held at City Hall Wednesday, June 25, 1980

FAIR BOARD

Jerry Boyer
Jerry Pflug
Agnes DeLashmutt
Charles Colegrove
Mike Swan

HILLSBORO DEVELOPMENT COMMISSION

Howard Davis
Dick Bancroft
Forrest Weil
David Lawrence
Bob Herb
Tim Erwert

DIRECTOR AND STAFF

Adeline Hesse
Lorrie Maki

PRESS

Richard Weins, Argus

Davis opened the meeting asking for a preliminary exchange of ideas for the planning status and proper development and engineering of the fairgrounds. The R/UDAT study indicated a need for a planned industrial base for the Hillsboro area. Planning must consider impact on downtown and be supportive of Hillsboro.

Boyer stated the Fair Board is cognizant the fairgrounds is a valuable piece and will be evaluating all ideas carefully before any decision is reached. The Port of Portland is lending technical assistance through their economic development and planning departments to identify land use that would fit into the schematics of the long range plan for fairground development. Year around usage and self-sufficiency is the goal. Preservation of the core area including buildings with development of revenue producing property complimentary to the fairgrounds complex are goals.

Erwert explained that the Port of Portland has more expertise in the industrial planning, the planning departments assisting the Fair Board have gained considerable knowledge in the past several years.

Funding for planning and implementation of ideas is being explored. Development of Cornell Road will have to be completed. A residential development base will have to be built.

Pflug felt the major goal is year around usage. Priority is to upgrade useability of the area. Development of a negative value is not the case. The fairgrounds must be made available for entire county usage. The present status is not acceptable.

Davis explained tax increment funding that is being considered.

Colegrove felt the community has been and is presently very involved in the fairgrounds continuing improvements with donations of material and hours of volunteer labor. That involvement must not be squelched by talk of moving the fairgrounds. The complex should remain where it is - community sentiment dictates this decision.

Possible year around usage with optimum facilities would include: livestock shows, weddings, trade shows, concerts, art exhibitions, breed shows, meetings, conventions. Most of the Northwestern area of Oregon (Portland excluded) is without any facilities to host a well attended event, Swan stated.

Lawrence asked if the Fair Board would consider moving to adjacent property. As a matter of thought only and beginning with a clean slate, could the fairgrounds be moved. The Fair Board felt it should remain where it is.

Davis evaluated the discussion as doors being closed. With present Fair Board feeling proper development of the area in a cooperative manner would seem not possible.

DeLashmutt questioned the meaning of proper development of the area.

Davis responded that 10 or 12 acres was not enough - the R/UDAT study indicated at least 80 acres would be necessary. If the Fair Board is not willing to discuss total complex commitment to future development, if needed, then further planning with Fair Board involvement seems futile.

Erwert commented that each entity has its own direction. However, the limited alternatives that seem to exist can point to positive direction. Perhaps the adjoining property owners will consider working with the Commission. With that property the 80 acres projection can be a reality. The misconceptions and blind alleys will be eliminated thereby creating a total concept and adjusted total scope of the project.

The Fair Board wants the doors to remain open. A shared study can only benefit. Immediate action should be taken to pursue the development project study. Hopefully the media will print in context ideas stated.